



DEVELOPMENT REVIEW BOARD
SUPPLEMENTAL SUBMITTAL

(Deadline is Friday at noon unless noted on DRB calendar – late submittals will not be accepted unless approved by the DRB)

PROJECT NO. PR-2020-003222

Application No. SD-2020-00116

TO:

☒ Planning Department/Chair

☒ Hydrology

☒ Transportation Development

☒ ABCWUA

☒ Code Enforcement

☒ Parks & Rec

*(Please attach this sheet with each collated set for each board member)

NOTE: ELECTRONIC VERSION (ie disk, thumbdrive) is Required. Submittal will not be accepted without.

DRB SCHEDULED HEARING DATE: 07/29/2020 HEARING DATE OF DEFERRAL: 08/03/2020

SUBMITTAL

DESCRIPTION: Plat deferred due to ABCWUA needing water and sewer easement for proposed Tract

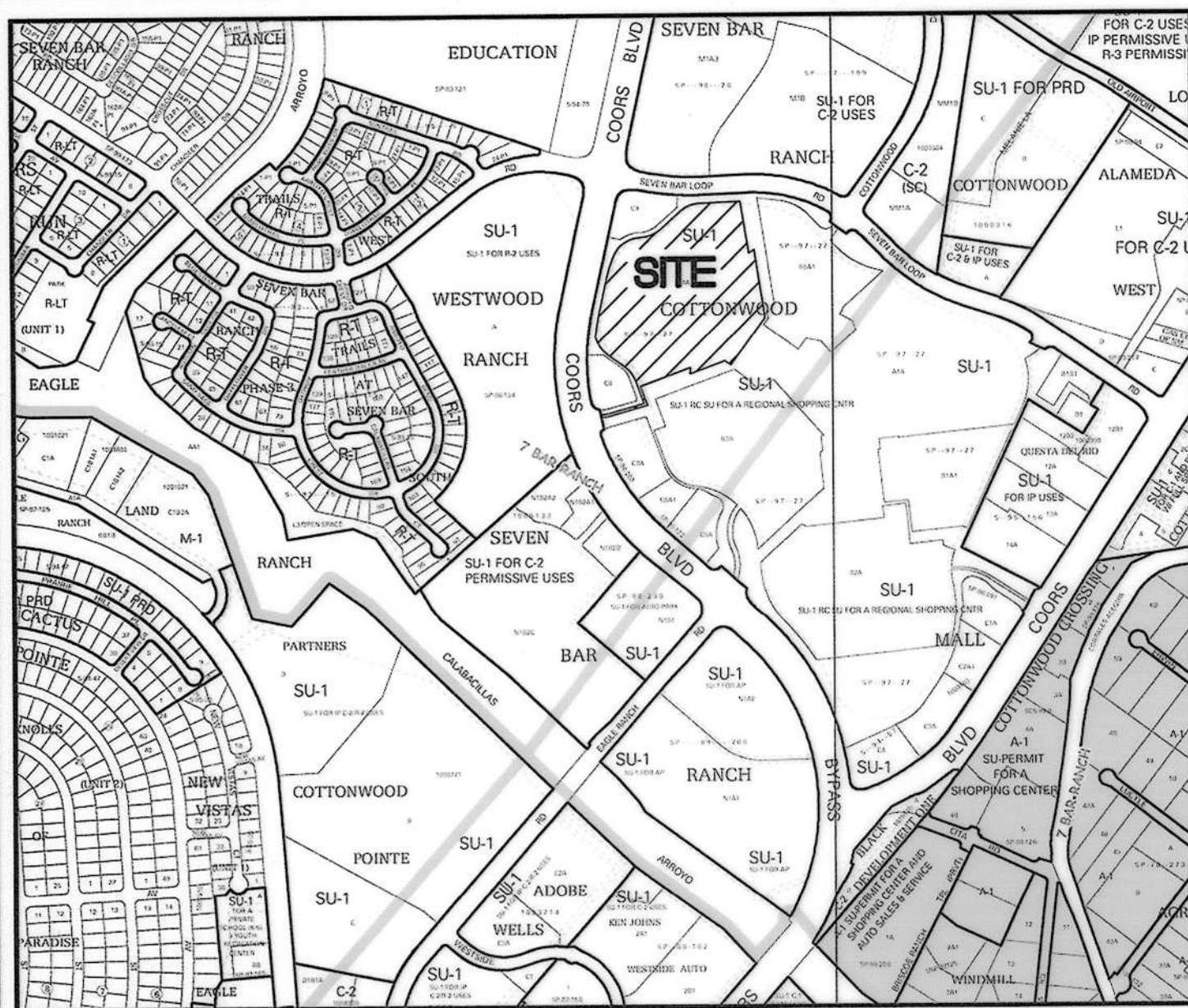
B-4-A-2. Attached is the documents for granting private and public sewer easements for

for Tract C-8 and A-1-A. Also attached is the revised plat granting private and public

water easements and Approved amended Site Plan for Planning Services.

CONTACT NAME: CSI-Cartesian Surveys, Inc.

TELEPHONE: 896-3050 EMAIL: cartesianjayson@gmail.com



Vicinity Map - Zone Atlas B-13-Z

Documents

1. TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE, HAVING FILE NO. SP000070684 AND AN EFFECTIVE DATE OF NOVEMBER 20, 2019.
2. PLAT FOR SECOND REVISION PLAT OF COTTONWOOD MALL FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JANUARY 31, 1997 IN BOOK 97C, PAGE 33.
3. SPECIAL WARRANTY DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 16, 2017 IN BOOK, DOC. NO. 2017058178.

Legal Description

TRACT B-4-A, PLAT OF SECOND REVISION PLAT OF COTTONWOOD MALL, ALBUQUERQUE, NEW MEXICO, AS SHOWN ON RECORDED PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JANUARY 31, 1997, IN PLAT BOOK 97C, FOLIO 33.

Free Consent

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

DANIEL SCOTT, SENIOR VICE PRESIDENT,
DEVELOPMENT-ANCHOR LEASING
MALL AT COTTONWOOD II, LLC

STATE OF OHIO } SS
COUNTY OF }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON June 2, 2020
DANIEL SCOTT, SENIOR VICE PRESIDENT, DEVELOPMENT-ANCHOR LEASING,
MALL AT COTTONWOOD II, LLC

By: Shelley L. Stevens
NOTARY PUBLIC

MY COMMISSION EXPIRES 10-31-2022



SHELLEY L. STEVENS
Notary Public, State of Ohio
My Commission Expires 10-31-2022

Indexing Information

Projected Section 7, Township 11 North, Range 3 East,
N.M.P.M. Alameda Grant
Subdivision: Second Revision Plat, Cottonwood Mall
Owner: Mall at Cottonwood II LLC
UPC #: 101306546539410602

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE.....11.6524 ACRES
ZONE ATLAS PAGE NO.....B-13-Z
NUMBER OF EXISTING TRACTS.....1
NUMBER OF TRACTS CREATED.....2
MILES OF FULL-WIDTH STREETS.....0.00 MILES
MILES OF HALF-WIDTH STREETS.....0.00 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE.....0.00 ACRES
DATE OF SURVEY.....April 2020

Notes

1. FIELD SURVEY PERFORMED IN DECEMBER 2019.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).

Public Utility Easements

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
PAID ON UPC #: 101306546539410602

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

Plat for Tracts B-4-A-1 & B-4-A-2, 2nd Revision Cottonwood Mall Being Comprised of Tract B-4-A, 2nd Revision Cottonwood Mall City of Albuquerque Bernalillo County, New Mexico May 2020

Project Number: PR-2020-003222

Application Number: SD-2020-00116

Plat Approvals:

PNM Electric Services 6/18/2020
Don Davalos
Digitally signed by Don Davalos
Date: 2020.06.19 15:05:26 -06'00'
Qwest Corp. d/b/a CenturyLink QC
New Mexico Gas Company
Comcast

City Approvals:

Leon N. Rieunover P.S. 6/11/2020
City Surveyor

Traffic Engineer

ABCWUA

Code Enforcement

AMAFCA

City Engineer

Parks and Recreation

DRB Chairperson, Planning Department

Surveyor's Certificate

I, WILL PLOTNER JR., A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Will Plotner Jr.
N.M.R.P.S. No. 14271

Date

Will Plotner Jr. 5/22/2020
CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244
wplotnerjr@gmail.com



Sheet 1 of 3
191958

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	106.78' (106.89')	156.00' (156.00')	39°13'08"	104.71'	N 34°19'51" W
C2	111.03' (110.95')	1034.49' (1034.50')	6°08'58"	110.98'	N 09°12'57" E
C3	88.36' (88.36')	540.50' (540.50')	9°22'00"	88.26'	N 17°00'46" E
C4	170.87' (170.87')	144.00' (144.00')	67°59'08"	161.02'	N 54°00'17" E
C5	108.04' (108.04')	156.00' (156.00')	39°40'56"	105.90'	N 68°08'07" E
C6	100.12' (100.12')	144.00' (144.00')	39°50'07"	98.11'	N 68°11'45" E
C7	34.17' (34.17')	100.00' (100.00')	19°34'36"	34.00'	S 83°51'31" W
C8	33.42' (33.42')	88.00' (88.00')	21°45'32"	33.22'	N 84°57'00" E
C9	84.81' (84.82')	144.00' (144.00')	33°44'48"	83.59'	N 37°05'48" W
C10	15.53' (15.53')	1227.60' (1227.63')	0°43'29"	15.53'	N 87°45'04" E
C11	10.70' (10.70')	359.49' (359.50')	1°42'19"	10.70'	N 20°40'29" E

ACS Monument "10-B13"
NAD 1983 CENTRAL ZONE
X=1517724.365 *
Y=1528304.616 *
Z=5074.478 * (NAVD 1988)
G-G=0.999678411
Mapping Angle=-0°14'12.27"

* U.S. Survey Foot

Line Table		
Line #	Direction	Length (ft)
L1	N 53°58'12" W (N 53°58'12" W)	100.61' (100.61')
L2	N 48°17'39" E (N 48°17'39" E)	127.82' (127.76')
L3	S 61°00'00" W (N 61°00'00" E)	29.26' (29.26')
L4	S 36°00'20" W (S 36°00'00" W)	278.91' (278.80')
L5	N 53°55'54" W (N 54°00'00" W)	34.29' (34.35')
L6	N 00°19'19" W (N 00°13'28" W)	29.24' (29.26')
L7	S 20°13'24" E (S 20°13'24" E)	94.75' (94.84')
L8	S 74°04'14" W (S 74°04'14" W)	191.43' (191.43')
L9	N 11°52'39" W (N 11°52'39" W)	12.52' (12.52')
L10	N 74°04'14" E (S 74°04'14" W)	178.50' (178.50')
L11	N 20°13'24" W (N 20°13'24" W)	113.12' (113.12')
L12	S 69°47'31" W	87.20'
L13	N 53°58'12" W	50.76'
L14	S 54°03'54" E	144.79'
L15	N 89°20'21" W	125.28'
L16	N 12°19'46" E (N 12°19'46" E)	177.14' (177.14')
L17	N 87°23'25" E (N 87°24'14" E)	176.99' (176.99')
L18	S 07°20'32" E	206.46'
L19	S 53°58'12" E	49.84'
L20	S 09°00'00" E	7.00'
L21	S 78°52'07" W	26.35'
L23	S 07°20'32" E	14.58'
L24	N 07°20'32" W	7.02'
L25	S 07°20'32" E	7.57'
L26	N 11°07'53" W	18.59'
L27	N 78°52'07" E	10.00'
L28	S 11°07'53" E	8.59'
L29	N 78°52'07" E	31.12'
L30	S 78°52'07" W	42.90'
L31	N 78°52'07" E	26.15'
L32	N 09°00'00" W	10.01'
L33	S 78°52'07" W	28.30'
L34	N 78°52'07" E	26.15'

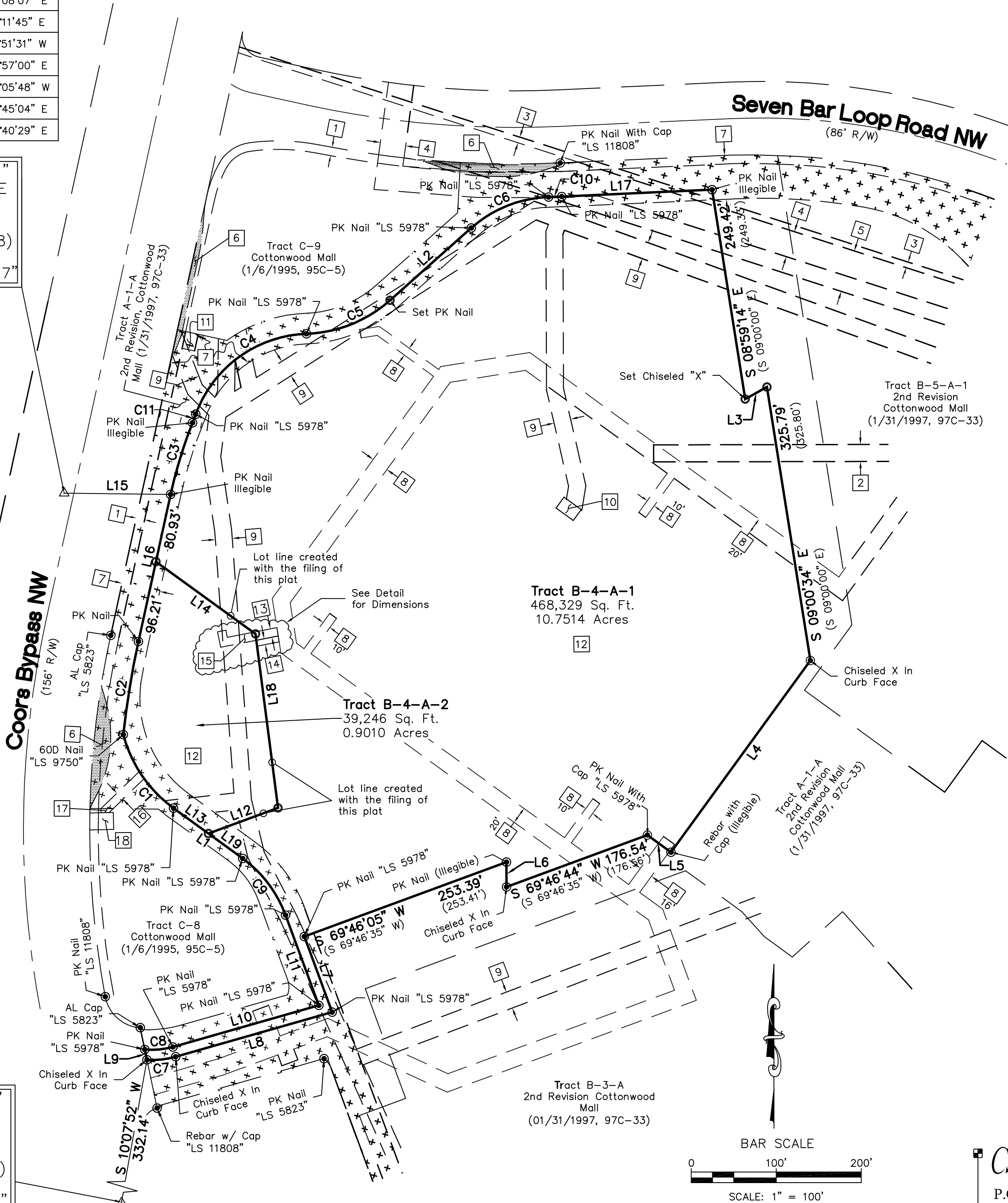
*C22 INTENTIONALLY OMITTED

ACS Monument "9-B13"
NAD 1983 CENTRAL ZONE
X=1517763.215 *
Y=1527311.184 *
Z=5072.491 * (NAVD 1988)
G-G=0.999678497
Mapping Angle=-0°14'11.91"

* U.S. Survey Foot

Solar Collection Note

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.



Plat for Tracts B-4-A-1 & B-4-A-2, 2nd Revision Cottonwood Mall Being Comprised of Tract B-4-A, 2nd Revision Cottonwood Mall City of Albuquerque Bernalillo County, New Mexico May 2020

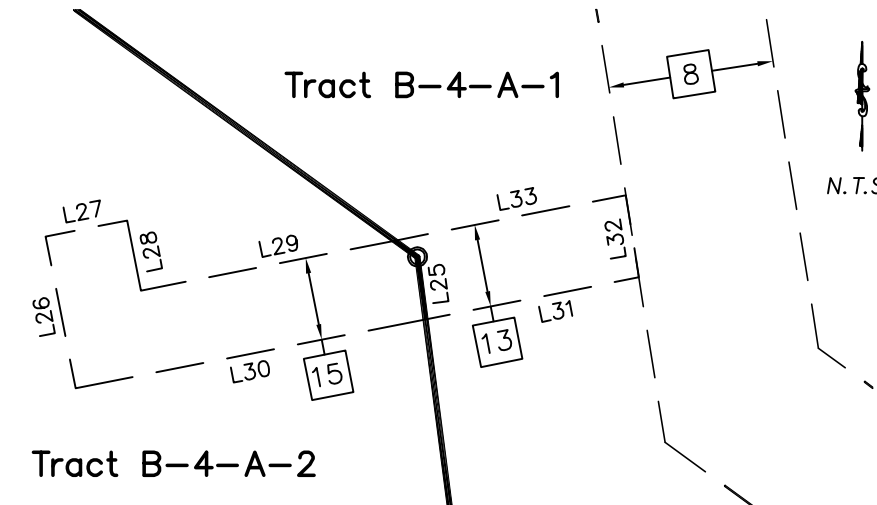
Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (1/31/1997, 97C-33)
●	FOUND MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED

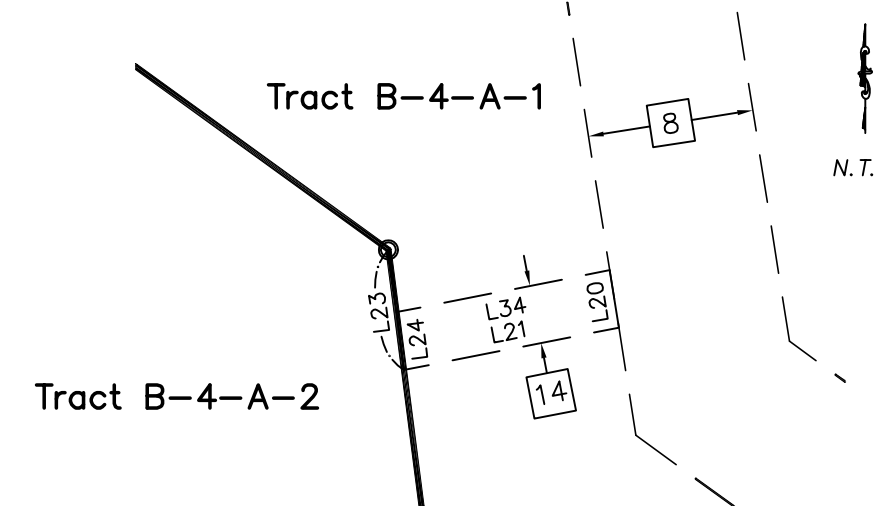
THIS PROPERTY IS SUBJECT TO:

- TERMS AND CONDITIONS AS CONTAINED IN THAT CERTAIN CONSTRUCTION, OPERATION, AND RECIPROCAL EASEMENT AGREEMENT FILED DECEMBER 28, 1995, IN BOOK 95-31, PAGE 5334, AS DOCUMENT NO. 95132176, RECORDS OF BERNALILLO COUNTY.
- AGREEMENT REGARDING RESTRICTION OF RESERVE TRACTS FILED DECEMBER 28, 1995, IN BOOK 95-31, PAGE 5550, AS DOCUMENT NO. 95132177, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. ASSIGNMENT & ASSUMPTION AGREEMENT FILED MARCH 3, 2006, IN BOOK A113, PAGE 1112, AS DOCUMENT NO. 2006031219, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

Easement No. 13 and 15 Detail



Easement No. 14 Detail


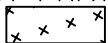


CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244
wplotnerjr@gmail.com

Plat for
Tracts B-4-A-1 & B-4-A-2,
2nd Revision Cottonwood Mall
Being Comprised of
Tract B-4-A,
2nd Revision Cottonwood Mall
City of Albuquerque
Bernalillo County, New Mexico
May 2020

Easement Notes

- 1
- EXISTING 10’ P.U.E. (1/6/1995, 95C–5)
- 2
- EXISTING 20’ SANITARY SEWER EASEMENT (1/5/1995, BK. 95–1, PG. 2894–2900)
- 3
- EXISTING 7’ MOUNTAIN BELL UNDERGROUND TELEPHONE EASEMENT (4/21/1965, MISC. R/W 143, Pg. 329)
- 4
- EXISTING 30’ GAS TRANSMISSION LINE EASEMENT (9/19/1994, BK. MISC. 94–26, Pg. 9234–9339)
- 5
- EXISTING 50’ SOUTHERN UNION EASEMENT (9/16/1930, BK. MISC. 112, PG. 515), (12/11/1931, BK. MISC. 123, PG. 152), (1/14/1946, BK. MISC. 220, PG. 547), (3/29/1956, BK. MISC. D346, PG. 356), AND (3/7/1961, BK. MISC. D585, PG. 409)
- 6
- EXISTING PUBLIC PEDESTRIAN ACCESS EASEMENT (1/6/1995, 95C–5) SHOWN HEREON AS 
- 7
- EXISTING PERMANENT PRIVATE ACCESS EASEMENT (1/6/1995, 95C–5) SHOWN HEREON AS 
- 8
- EXISTING WATERLINE EASEMENT, WIDTHS VARY, AS SHOWN HEREON (1/31/1997, 97C–33)
- 9
- EXISTING 20’ P.U.E. (1/31/1997, 97C–33)
- 10
- EXISTING 25’ X 16’ PNM TRANSFORMER EASEMENT (1/31/1997, 97C–33)
- 11
- EXISTING 15’ X 20’ TRANSFORMER EASEMENT (7/18/95, 95C–263)
- 12
- EXISTING PRIVATE RECIPROCAL ACCESS, DRAINAGE AND UTILITY EASEMENT (1/6/95, 95C–5) (BLANKET)
- 13
- 10’ PUBLIC WATERLINE EASEMENT GRANTED TO ABCWUA WITH THE FILING OF THIS PLAT. SEE DETAIL FOR DIMENSIONS
- 14
- 7’ PRIVATE WATERLINE EASEMENT BENEFITING AND TO BE MAINTAINED BY THE OWNER OF TRACT B–4–A–2 GRANTED WITH THE FILING OF THIS PLAT
- 15
- 10’ PUBLIC WATERLINE EASEMENT GRANTED TO ABCWUA WITH THE FILING OF THIS PLAT. SEE DETAIL FOR DIMENSIONS
- 16
- 10’ PRIVATE SEWER EASEMENT BENEFITING TRACT B–4–A–2 TO BE MAINTAINED BY THE SAME (___/___/___, BK.____, PG.____)
- 17
- 10’ PRIVATE SEWER EASEMENT BENEFITING TRACT B–4–A–2 TO BE MAINTAINED BY THE SAME (___/___/___, BK.____, PG.____)
- 18
- 20’ PUBLIC SEWER EASEMENT TO ABCWUA (___/___/___, BK.____, PG.____)

PERMANENT EASEMENT

Grant of Permanent Easement, by _____ (“Grantor”), whose address is _____, to the **Albuquerque Bernalillo County Water Utility Authority**, a New Mexico political subdivision (“Water Authority”), whose address is P.O. Box 568, Albuquerque, New Mexico, 87103-0568.

Grantor grants to the Water Authority an exclusive, permanent easement (“Easement”) in, over, upon and across the real property described on Exhibit “A” attached hereto (“Property”) for the construction, installation, maintenance, repair, modification, replacement and operation of public sanitary sewer lines and facilities, together with the right to remove trees, shrubs, undergrowth and any other obstacles upon the Property if the Water Authority determines they interfere with the appropriate use of this Easement.

In the event Grantor constructs or places any improvements or encroachments (collectively “Improvements”) within or upon the Property, the Water Authority has the right to enter upon the Property at any time to inspect, install, maintain, repair, modify, replace or remove (collectively “Work”) the Public Sewer Lines as the Water Authority deems necessary or appropriate. If the Work affects any Improvements, the Water Authority shall not be financially liable or otherwise responsible for replacing, rebuilding or repairing the Improvements. If, in the opinion of the Water Authority, the Work could endanger the structural integrity or otherwise damage the Improvements, the Grantor shall, at his own expense, take whatever protective measures the Grantor deems necessary or appropriate to safeguard the Improvements.

Grantor covenants and warrants that Grantor is the owner in fee simple of the Property, that Grantor has a good lawful right to convey the Property or any interest therein, and that Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.

The grant and other provisions of this Easement constitute covenants running with the Property for the benefit of the Water Authority and its successors and assigns until terminated.

GRANTOR

Acknowledged:

Albuquerque Bernalillo County
Water Utility Authority

By:

[name] [and title if for a company]

Date: _____

By: _____
Engineer

STATE OF _____)
) ss
COUNTY OF _____)

This instrument was acknowledged before me on this ____ day of _____, by
_____, [name], _____, [title] of
_____, [company name], a _____, [type of entity],
on behalf of said company.

Notary Public

My Commission Expires:

Exhibit for
20' Public Sewer Easement across
Tract C-8, Cottonwood Mall
City of Albuquerque
Bernalillo County, New Mexico
July 2020

Legal Description

A CERTAIN PARCEL LOCATED WITHIN TRACT C-8, COTTONWOOD MALL, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE BERNALILLO COUNTY CLERKS OFFICE ON JANUARY 5, 1995, IN BOOK 95C, PAGE 5, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL AND A POINT ON THE EAST RIGHT-OF-WAY COORS BYPASS N.W., WHENCE A TIE TO ACS MONUMENT "9-B13", THE FOLLOWING THREE COURSES:

5.30 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1081.72 FEET, A DELTA ANGLE OF 0°16'51", AND A CHORD BEARING N 01°06'00" E, A DISTANCE OF 5.30 FEET TO THE NORTHWEST CORNER OF TRACT C-8, MARKED BY A 60D NAIL;

S 89°28'12" E, A DISTANCE OF 80.47 FEET;

S 06°35'06" W, A DISTANCE OF 626.13 FEET;

THENCE, FROM THE POINT OF BEGINNING, N 88°40'58" E, A DISTANCE OF 27.65 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL;

THENCE, S 01°19'02" E, A DISTANCE OF 20.00 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL;

THENCE, S 88°40'58" W, A DISTANCE OF 28.26 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF COORS BYPASS N.W. BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL;

THENCE, COINCIDING SAID RIGHT-OF-WAY, 20.01 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1081.72 FEET, A DELTA ANGLE OF 1°03'35", AND A CHORD BEARING, N 00°25'47" E, A CHORD DISTANCE OF 20.01 FEET TO THE POINT OF BEGINNING, CONTAINING 0.0128 ACRES (560 SQ. FT.) MORE OR LESS.

Notes

1. FIELD SURVEY PERFORMED IN DECEMBER 2019.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).

Surveyor's Certificate

I, WILL PLOTNER JR., A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE EXHIBIT SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Will Plotner Jr.
N.M.R.P.S. No. 14271

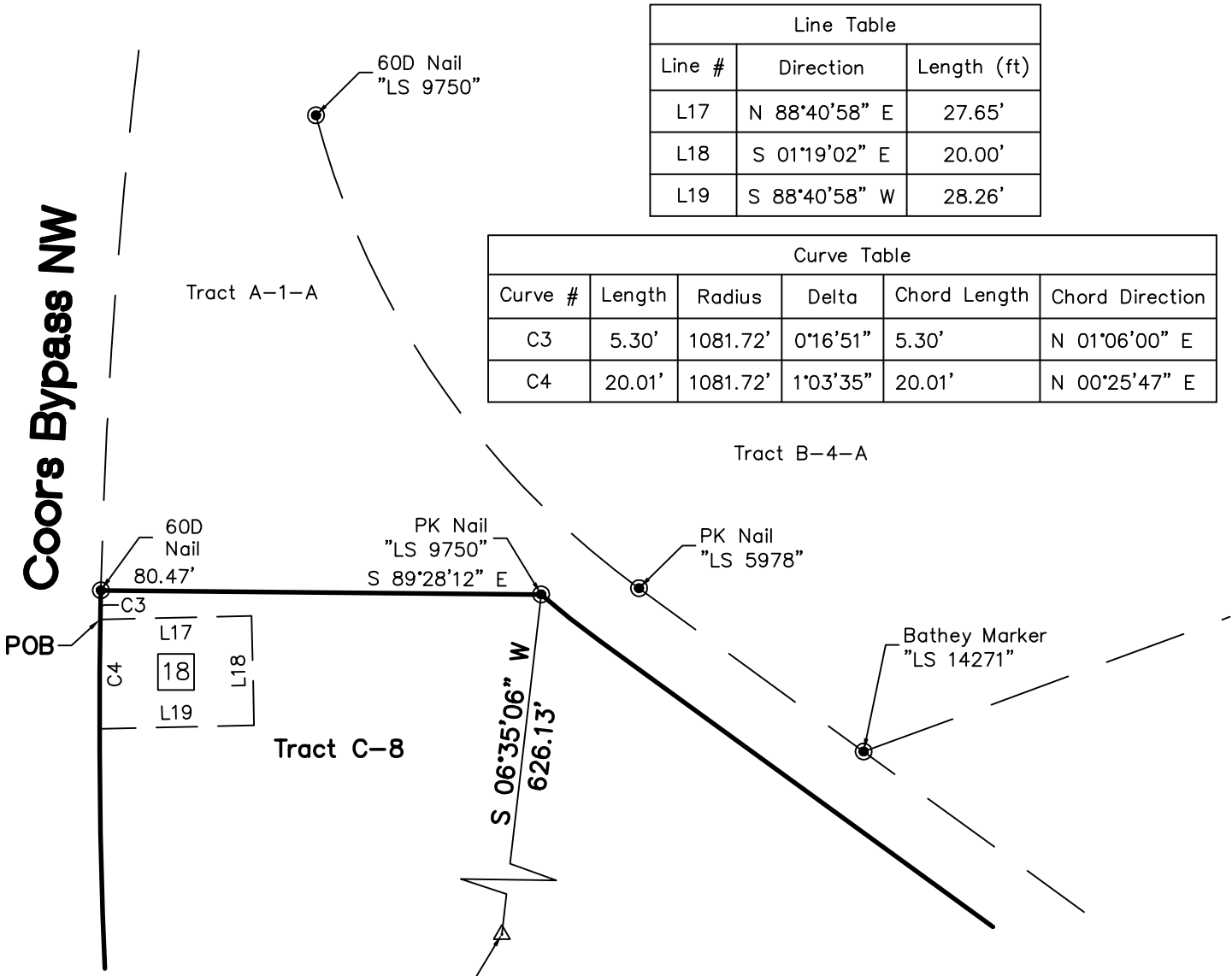
Date



CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
wplotnerjr@gmail.com

Exhibit for
20' Public Sewer Easement across
Tract C-8, Cottonwood Mall
City of Albuquerque
Bernalillo County, New Mexico
July 2020



ACS Monument " 9-B13 "
NAD 1983 CENTRAL ZONE
X=1517763.215 *
Y=1527311.184 *
Z=5072.491 * (NAVD 1988)
G-G=0.999678497
Mapping Angle=-0°14'11.91"

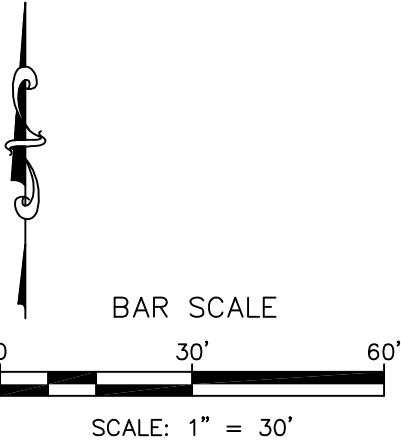
* U.S. Survey Foot

Easement Notes

18 PUBLIC SEWER EASEMENT GRANTED BY THIS DOCUMENT

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
●	FOUND MONUMENT AS INDICATED



PERMANENT EASEMENT

Grant of Private Easement, by _____ (“Grantor”),
whose address is _____, to the owner of the property described as
follows:

Tract B-4-A, Plat of Second Revision of Cottonwood Mall, Albuquerque, New Mexico, as shown on recorded plat filed in the office of the County Clerk of Bernalillo County, New Mexico, on January 31, 1997, in Plat Book 97C, Folio 33.

Grantor grants to the owner of Tract B-4-A ("Grantee"), permanent easement ("Easement") in, over, upon and across the real property described on Exhibit "A" attached hereto ("Property") for the construction, installation, maintenance, repair, modification, replacement and operation of a private sanitary sewer lines and facilities, for the purpose of new construction of buildings. Said easement shall run with the land.

Grantee shall benefit from and maintain said sanitary sewer lines as installed within this easement.

GRANTOR

By: [name] [and title if for a company]

Date: _____

STATE OF _____)
) ss
COUNTY OF _____)

This instrument was acknowledged before me on this ____ day of _____, by _____ [name], _____ [title] of _____ [company name], a _____ [type of entity], on behalf of said company.

Notary Public

My Commission Expires

Exhibit for
10' Private Sewer Easement across
Tract A-1-A, 2nd Revision
Cottonwood Mall
City of Albuquerque
Bernalillo County, New Mexico
July 2020

Legal Description

A CERTAIN PARCEL LOCATED WITHIN TRACT A-1-A, 2ND REVISION COTTONWOOD MALL, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE BERNALILLO COUNTY CLERKS OFFICE ON JANUARY 31, 1997, IN BOOK 97C, PAGE 33, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A POINT BEING A POINT ON THE MOST NORTHERLY COMMON LOT LINE BETWEEN SAID TRACT A-1-A AND TRACT C-8, COTTONWOOD MALL, ALBUQUERQUE, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED ON JANUARY 5, 1995, IN BOOK 95C, PAGE 5, WHENCE A TIE TO ACS MONUMENT "9-B13", THE FOLLOWING TWO COURSES:

S 89°28'12" E, A DISTANCE OF 53.20 FEET TO THE NORTHEAST CORNER OF SAID TRACT C-8;

S 06°35'06" W, A DISTANCE OF 626.13 FEET;

THENCE, FROM THE POINT OF BEGINNING, COINCIDING SAID COMMON LOT LINE, N 89°28'12" W, A DISTANCE OF 14.24 FEET TO AN ANGLE POINT;

THENCE, TRAVERSING SAID TRACT A-1-A, N 45°54'28" E, A DISTANCE OF 62.72 FEET TO A POINT ON A CURVE, A COMMON BOUNDARY BETWEEN SAID TRACT A-1-A AND TRACT B-4-A, OF THE PLAT ENTITLED 2ND REVISION COTTONWOOD MALL, FILED IN THE BERNALILLO COUNTY CLERKS OFFICE ON JANUARY 31, 1997, IN BOOK 97C, PAGE 33;

THENCE, COINCIDING SAID COMMON BOUNDARY, 10.16 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS 156.00 FEET, A DELTA OF 3°43'52", A CHORD BEARING, S 33°59'44" E, AND A DISTANCE OF 10.16 FEET TO AN ANGLE POINT;

THENCE, TRAVERSING SAID TRACT A-1-A, S 45°54'28" W, A DISTANCE OF 50.80 FEET TO THE POINT OF BEGINNING, CONTAINING 0.0130 ACRES (567 SQ. FT.) MORE OR LESS.

Notes

1. FIELD SURVEY PERFORMED IN DECEMBER 2019.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).

Surveyor's Certificate

I, WILL PLOTNER JR., A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE EXHIBIT SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Will Plotner Jr.
N.M.R.P.S. No. 14271

_____ Date



■ *CSI-CARTESIAN SURVEYS INC.*

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
wplotnerjr@gmail.com

Exhibit for

10' Private Sewer Easement

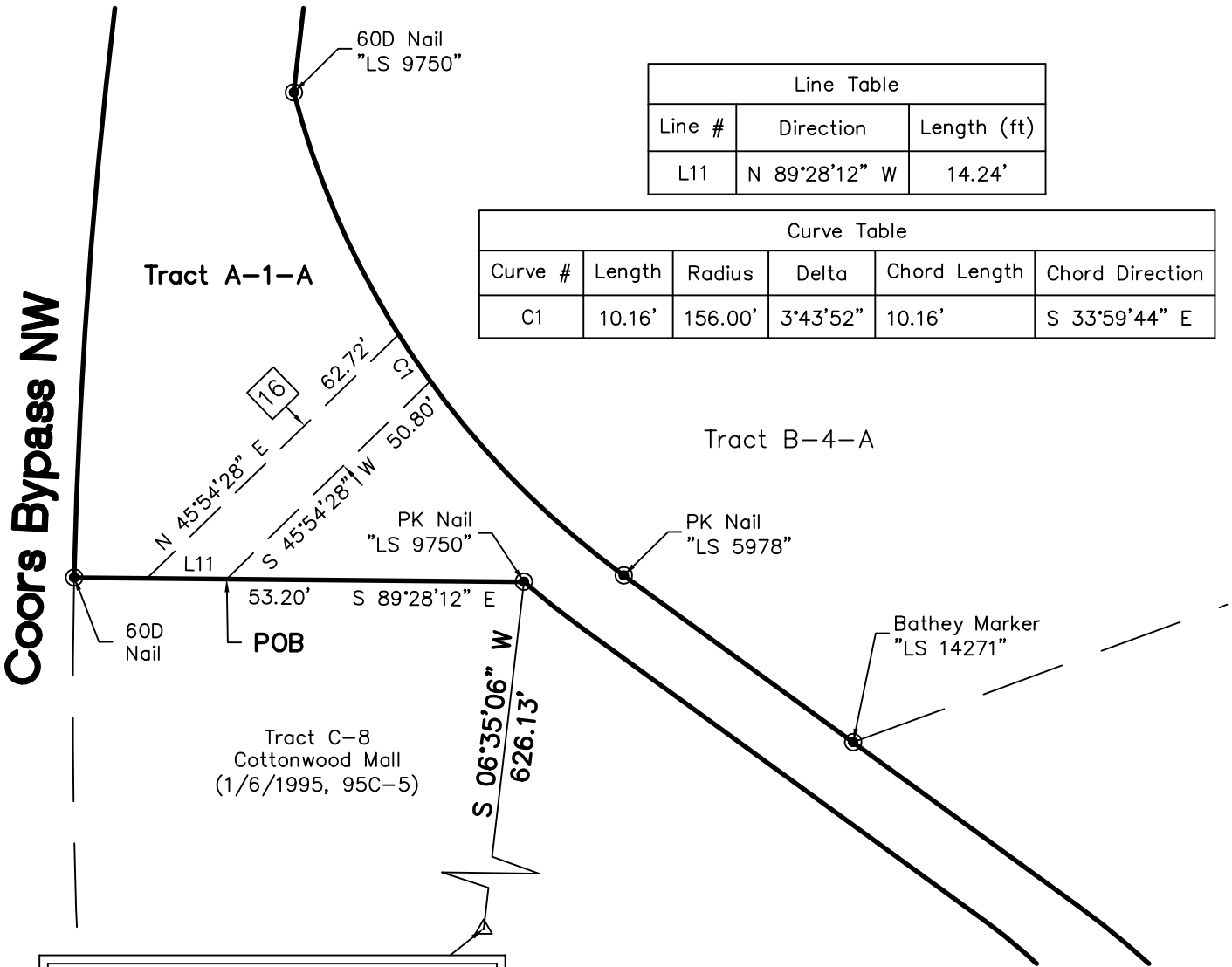
across Tract A-1-A, 2nd Revision

Cottonwood Mall

City of Albuquerque

Bernalillo County, New Mexico

July 2020



ACS Monument " 9-B13 "

NAD 1983 CENTRAL ZONE

X=1517763.215 *

Y=1527311.184 *

Z=5072.491 * (NAVD 1988)

G-G=0.999678497

Mapping Angle=-0°14'11.91"

* U.S. Survey Foot

Easement Notes

16 10' PRIVATE SEWER EASEMENT GRANTED BY THIS DOCUMENT

Legend

N 90°00'00" E MEASURED BEARINGS AND DISTANCES

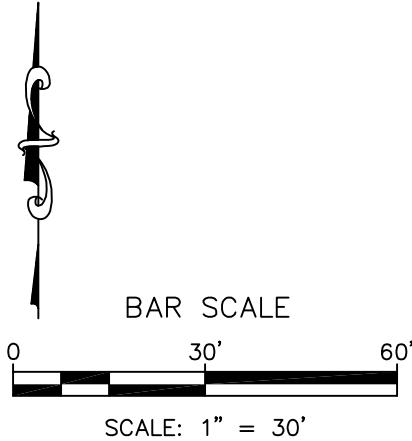
● FOUND MONUMENT AS INDICATED

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174

Phone (505) 896 - 3050 Fax (505) 891 - 0244

wplotnerjr@gmail.com



PERMANENT EASEMENT

Grant of Private Easement, by _____ (“Grantor”),
whose address is _____, to the owner of the property described as
follows:

Tract B-4-A, Plat of Second Revision of Cottonwood Mall, Albuquerque, New Mexico, as shown on recorded plat filed in the office of the County Clerk of Bernalillo County, New Mexico, on January 31, 1997, in Plat Book 97C, Folio 33.

Grantor grants to the owner of Tract B-4-A ("Grantee"), permanent easement ("Easement") in, over, upon and across the real property described on Exhibit "A" attached hereto ("Property") for the construction, installation, maintenance, repair, modification, replacement and operation of a private sanitary sewer lines and facilities, for the purpose of new construction of buildings. Said easement shall run with the land.

Grantee shall benefit from and maintain said sanitary sewer lines as installed within this easement.

GRANTOR

By: [name] [and title if for a company]

Date: _____

STATE OF _____)
) ss
COUNTY OF _____)

This instrument was acknowledged before me on this ____ day of _____, by _____ [name], _____ [title] of _____ [company name], a _____ [type of entity], on behalf of said company.

Notary Public

My Commission Expires

Exhibit for
Private Sewer Easement across
Tract C-8, Cottonwood Mall
City of Albuquerque
Bernalillo County, New Mexico
July 2020

Legal Description

A CERTAIN PARCEL LOCATED WITHIN TRACT C-8, COTTONWOOD MALL, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE BERNALILLO COUNTY CLERKS OFFICE ON JANUARY 5, 1995, IN BOOK 95C, PAGE 5, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A POINT BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL BEING A POINT ON THE NORTH BOUNDARY OF TRACT C-8, WHENCE A TIE TO ACS MONUMENT "9-B13", THE FOLLOWING TWO COURSES:

S 89°28'12" E, A DISTANCE OF 53.20 FEET TO THE NORTHEAST CORNER OF SAID TRACT C-8;

S 06°35'06" W, A DISTANCE OF 626.13 FEET;

THENCE, FROM THE POINT OF BEGINNING, S 45°54'28" W, A DISTANCE OF 5.21 FEET TO AN ANGLE POINT;

THENCE, S 01°19'02" E, A DISTANCE OF 0.88 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL;

THENCE, S 88°40'58" W, A DISTANCE OF 10.41 FEET TO THE SOUTHWEST CORNER THE HEREIN DESCRIBED PARCEL;

THENCE, N 01°19'02" W, A DISTANCE OF 4.87 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL;

THENCE, S 89°28'12" E, A DISTANCE OF 14.24 FEET TO THE POINT OF BEGINNING, CONTAINING 0.0013 ACRES (56 SQ. FT.) MORE OR LESS.

Notes

1. FIELD SURVEY PERFORMED IN DECEMBER 2019.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).

Surveyor's Certificate

I, WILL PLOTNER JR., A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE EXHIBIT SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Will Plotner Jr.
N.M.R.P.S. No. 14271

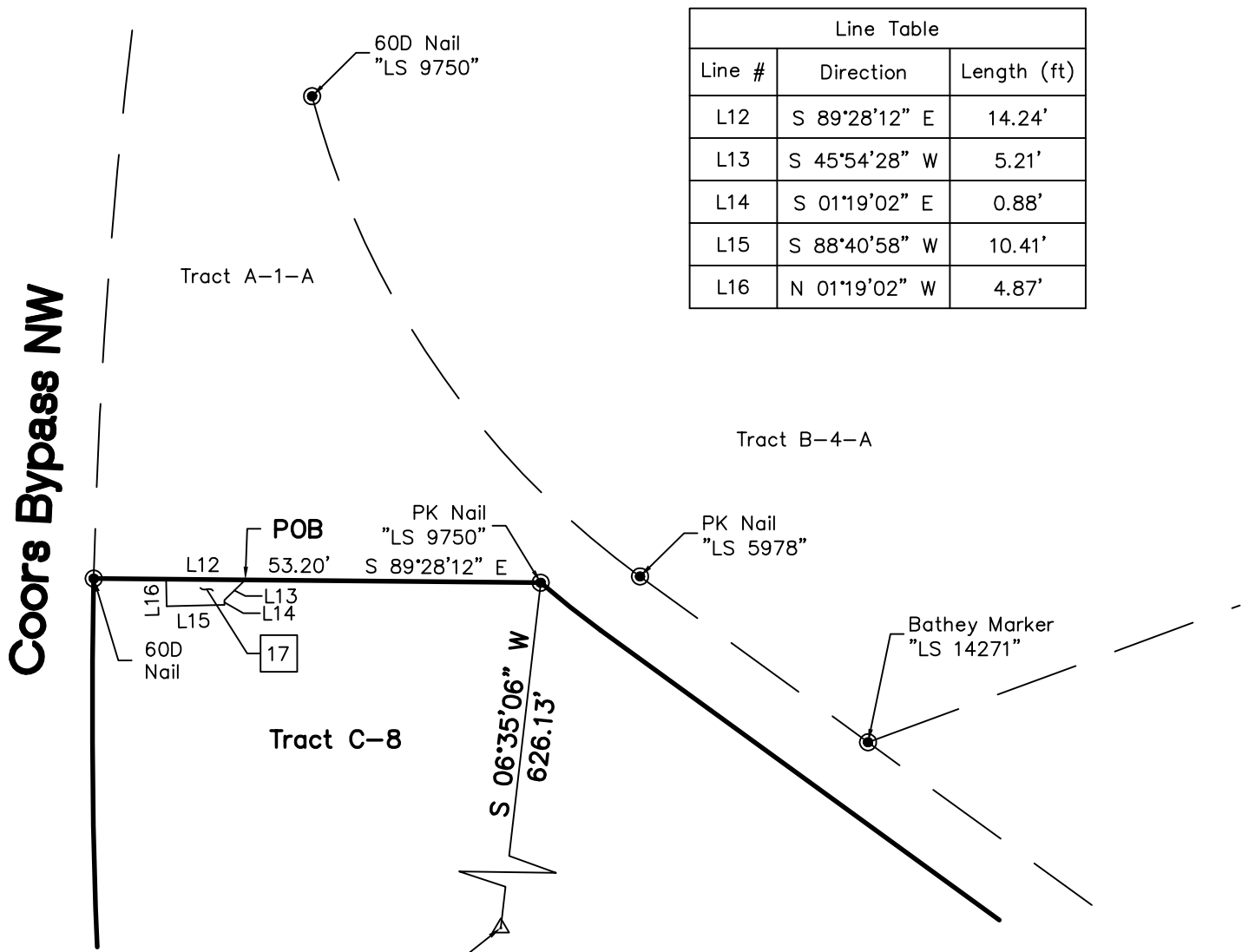
Date

■ *CSI-CARTESIAN SURVEYS INC.*

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
wplotnerjr@gmail.com



Exhibit for
Private Sewer Easement across
Tract C-8, Cottonwood Mall
City of Albuquerque
Bernalillo County, New Mexico
July 2020



Line Table		
Line #	Direction	Length (ft)
L12	S 89°28'12" E	14.24'
L13	S 45°54'28" W	5.21'
L14	S 01°19'02" E	0.88'
L15	S 88°40'58" W	10.41'
L16	N 01°19'02" W	4.87'

ACS Monument " 9-B13 "
NAD 1983 CENTRAL ZONE
X=1517763.215 *
Y=1527311.184 *
Z=5072.491 * (NAVD 1988)
G-G=0.999678497
Mapping Angle=-0°14'11.91"

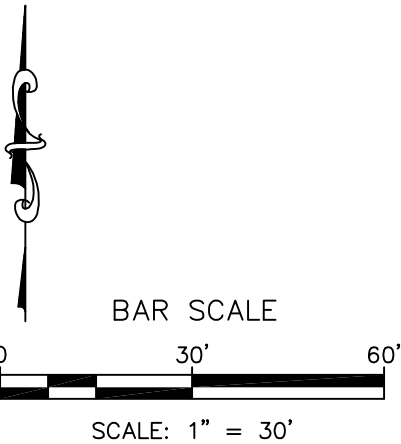
* U.S. Survey Foot

Easement Notes

17 PRIVATE SEWER EASEMENT GRANTED BY THIS DOCUMENT

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
●	FOUND MONUMENT AS INDICATED



CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
wplotnerjr@gmail.com